

CITY OF MCMINNVILLE
MINUTES OF THE DINNER MEETING of the McMinnville City Council
Held at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon
April 28, 2015 at 6:00 p.m.

Presiding: Kevin Jeffries, Council President

Recording: Rose A. Lorenzen, Recording Secretary

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Remy Drabkin	Kellie Menke
	Kevin Jeffries	Alan Ruden
	Larry Yoder	Mayor Rick Olson
		Scott Hill

Also present were City Manager Martha Meeker, City Attorney Candace A. Haines, Finance Director Marcia Baragary, Financial Consultant Bob Wells, and a member of the news media, Don Iler of the *News Register*.

DINNER

CALL TO ORDER: Council President Jeffries called the Dinner Meeting to order at 6:20 p.m. and welcomed all in attendance. He advised that both Mayor Olson and Councilor Hill had been excused from the evening's meetings.

PASTORAL PRESENTATION: Pastor Dennis Nice (True Vine Fellowship) and Pastor Jason Willoughby (Creekside Community Church) presented their plan to walk downtown McMinnville streets on Friday and Saturday evenings. They explained that members from seven local churches have trained together by following a model developed in Chico, California, the purpose of which is to help ensure the safety of people and businesses in the area. The required training for the volunteers lasts for three Saturdays and includes how to be prepared for emergencies; self defense training; scenario training and how to be calm and caring in stressful situations; and, training from Yamhill County Mental Health Department. Although they have advisors within the Police Department, they are very careful to let people know that they do not represent any authority. They carry no weapons of any kind. Pastor Nice stated that the program has been very successful in helping to prevent crimes and in keeping the streets safe for all.

Council President Jeffries and the rest of the City Council thanked Pastors Nice and Willoughby for their presentation and for the caring volunteer work that they do.

BRIEF AGENDA OVERVIEW: Council President Jeffries briefly reviewed the agenda.

ADJOURNMENT: Council President Jeffries adjourned the Dinner Meeting at 6:51 p.m.

Rose A. Lorenzen, Recording Secretary

CITY OF MCMINNVILLE
MINUTES OF REGULAR MEETING of the McMinnville City Council
Held at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, April 28, 2015 at 7:00 p.m.

Presiding: Kevin Jeffries, Council President

Recording: Rose A. Lorenzen, Recording Secretary

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Remy Drabkin	Kellie Menke
	Kevin Jeffries	Alan Ruden
	Larry Yoder	Mayor Rick Olson
		Scott Hill

Also present were City Manager Martha Meeker, City Attorney Candace A. Haines, Finance Director Marcia Baragary, Financial Consultant Bob Wells, Police Chief Matt Scales, Principal Planner Ron Pomeroy and members of the news media, Don Iler of the *News Register* and Dave Adams of KLYC Radio.

AGENDA ITEM

CALL TO ORDER: Council President Jeffries called the meeting to order at 7:00 p.m. and welcomed all in attendance.

PLEDGE OF ALLEGIANCE: Councilor Yoder led in the recitation of the Pledge of Allegiance.

INVITATION TO CITIZENS FOR PUBLIC COMMENT: Council President Jeffries asked for comments from the audience regarding items not on the evening's agenda.

Doug Johnson, 1642 NW Yohn Ranch Drive, spoke about his desire to see a goal concerning racial integration and excellent inter-racial relationships in the City Council's future Goals and Objectives. He advised that he had spoken with Police Chief Scales and Fire Chief Leipfert and other employees within the City regarding greater diversity in their departments. He observed that currently 20 to 30 percent of the City's population is non-Caucasian and he was hopeful that in the future he could join with the Council to advocate a vision that would, in the next 20 years, bring McMinnville to grow to be a place for peaceful racial integration, equality, and excellent inter-racial relationships. Council President Jeffries thanked Mr. Johnson for attending the Council meetings and for his thoughtful comments.

CONSIDER MINUTES: Councilor Menke MOVED to adopt the minutes of the March 10, 2015 Dinner and Regular Meetings

as submitted; SECONDED by Councilor Ruden. Motion PASSED unanimously.

1 NEW BUSINESS

1 a REPORT FROM FINANCIAL CONSULTANT ROBERT WELLS ON THE 2015 - 16 PROPOSED BUDGET AND UPDATED GENERAL FUND FISCAL FORECAST: Council President Jeffries welcomed Financial Consultant Bob Wells.

Mr. Wells reviewed the City's financial standing and advised that when reviewing the Proposed Budget and comparing it to the financial forecast, there would always be differences between the two. He pointed out that the 2015 - 16 fiscal year's beginning balance will be about \$200,000 less than forecast. Property tax revenues are up and so are the intergovernmental transfers and permit fees. Fines are below the forecasted amount and expenditures look to be up more than \$133,000 because of increased health insurance premiums. He explained that the required \$200,000 transfer from the General Fund to the Ambulance Fund is significant and was projected to be some \$400,000 less.

Mr. Wells went on to explain that even with an estimated \$1 million in expenditure savings each year, the forecast projects that expenditures will exceed revenues over the next three years. He reminded the Council of its established reserve policy of a minimum of 25 percent, which is the amount needed to provide sufficient cash flow to fund operations until property taxes are received each November. The reserves also provide a "safety net" for unforeseen events and/or emergencies. He cautioned that the City's financial health remains a concern and deserves close monitoring. He noted that the Council may wish to hold off on significant capital outlay and major maintenance projects until later in the 2015 - 16 fiscal year when staff will know what the audited figures are. He expressed his appreciation to Finance Director Baragary and Senior Accountant Gretzon for their assistance in his work.

Following a brief question and answer period, on behalf of the entire City Council, Council President Jeffries thanked Mr. Wells for his assistance as the City continued to work through its revenue shortfalls.

1 b REPORT FROM YCAP EXECUTIVE DIRECTOR LEE HONORE' MEANS ON THE LATEST HOMELESS COUNT: Council President Jeffries welcomed YCAP Executive Director Means.

Ms. Means thanked the Council for the opportunity to talk about homelessness in McMinnville and Yamhill County. She stated that when she first came to YCAP eight years ago, she was told there was no homeless problem; however, when the homeless were counted, only shelter beds had been counted and did not reflect the woeful lack of shelter beds nor did it count those on waiting lists. The first Housing

and Urban Development (HUD) required homeless count shocked people with a total of 500 to 600 homeless people counted. Since that time, the numbers have increased to over 1,200. She cautioned that because of homelessness, society is raising a generation of children who are not being properly educated.

Ms. Means spoke to the difficulty of implementing solutions that might alleviate homelessness and stated that there is no one solution. People who have Section Eight housing vouchers cannot find places to live. She explained that more housing is needed, along with more support services to stabilize those experiencing homelessness. Additionally, more lower to mid-level jobs are badly needed. She pointed out that there has always been a population of people who are homeless and there always will be. There is also a second category of those who are experiencing homelessness for a major reason such as job loss or medical condition. Another section is chronically homeless - those who are experiencing drug addition, alcohol addition, post traumatic stress, and generationally homeless. She noted that there are many problems associated with stabilizing people who are experiencing homelessness.

Responding to an inquiry from Councilor Ruden, Ms. Means agreed that we can expect to see higher homeless counts in the future and that the homeless are gaining a voice, especially via the various "occupy" events.

Councilor Drabkin thanked Ms. Means for her time and presentation. She noted that the recent discussion panel had been very informative. She thanked City Manager Meeker for organizing the discussion. Ms. Means suggested that changes to the City's Zoning Ordinance might make it easier to house people in transitional or emergency housing units.

Councilor Menke gave kudos to City Manager Meeker for the meeting; Ms. Means agreed that both City Manager Meeker and Dave Haugeberg have both been very instrumental in bringing people together to look for solutions to the problem.

Following additional discussion, Council President Jeffries thanked Ms. Means and reflected that in her seven-year tenure with YCAP, she had managed to accomplish many things.

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REQUEST FROM OREGON CRUSADERS FOR A NOISE PERMIT: City Attorney Haines stated that the Oregon Crusaders, led by Executive Director Mike Quillen are returning to McMinnville for another performance on July 2nd. They have requested that a Noise Permit for their performance that is scheduled for the evening of July 2, 2015 between the hours of 7:00 p.m. and 10:00 p.m. She noted that last year the organizers distributed fliers and let residents know of the music and the event and they intended to do the same this year. No major complaints were received from last year's

event and in fact, nearly all of the comments received from the event were very positive.

Following a brief Council discussion and consensus to approve the noise permit, Council President Jeffries directed City Attorney Haines to issue the permit to the Oregon Crusaders.

2 ORDINANCE

2 a ADOPTING AMENDMENTS TO THE McMinnville Zoning Ordinance AND THE THREE MILE LANE PLANNED DEVELOPMENT OVERLAY ORDINANCE: Principal Planner Pomeroy stated that from time to time the Planning Department identifies small house-keeping issues that need to be rectified. This is the nature of the proposed ordinance. He advised that the Planning Commission met on March 19, 2015 for a public hearing on the matter. After deliberation, the Commission voted unanimously to recommend approval of the ordinance to the City Council.

In response to Council inquiries, Mr. Pomeroy reviewed the various minor amendments to the ordinance and noted that in the case of the renewal process for the bed and breakfast and vacation home rental establishments, the amendments will provide a more user-friendly approach than what is currently in place. Additionally, the amendments include removing a specific fee for renewals. This will allow the Planning Department to review and modify fees as directed by the City Council without having to amend the ordinance.

City Attorney Haines read by title only Ordinance No. 4988 adopting "housekeeping" amendments to certain chapters of the McMinnville Zoning Ordinance (No. 3380) and the Three Mile Lane Planned Development Overlay ordinance (No. 4572). (No Councilor present requested that the ordinance be read in full.) The title of the ordinance was read for the second time.

Ordinance No. 4988 PASSED by a unanimous roll-call vote.

3 ADVICE / INFORMATION ITEMS

3 a and b COUNCIL AND DEPARTMENT REPORTS: Each Councilor and Department Head present gave a brief report.

4 ADJOURNMENT: Council President Jeffries adjourned the meeting at 7:47 p.m.

Rose A. Lorenzen, Recording Secretary

